# Innovative HOUSING

Saskatchewan Housing Corporation

Canada Mortgage and Housing Corporation

Societe canadienne d'hypotheques et de logement

## *Index*

Senior Citizens' Housing - Hague

Manoir Marchildon - North Battleford

Sunrise Villa - Maryfield

Kinsmen Court - Humboldt

Old Boys' Residence - Moose Jaw

Nasha Plaza - North Battleford

Seniors' Housing Project - Yorkton

Riversdale Kiwanis Manor - Saskatoon

Regina Village - Regina

Emerald Square - Melville

Forgie Bay - Regina

Kasteel Van Dusen Condominiums - Weyburn

Lafave House - Regina

## MESSAGE FROM THE MINISTER

Jack Klein

As Minister responsible for the Saskatchewan Housing Corporation, I have long believed that the most appropriate method of solving the housing needs of a community should come from that community itself. Community needs, resources and options are best brought together at the local level.

In 1987 I had the pleasure of introducing the Innovative Housing Program which gives communities the opportunity to advise the Corporation of their requirements and put together proposals to develop social housing facilities with our assistance.

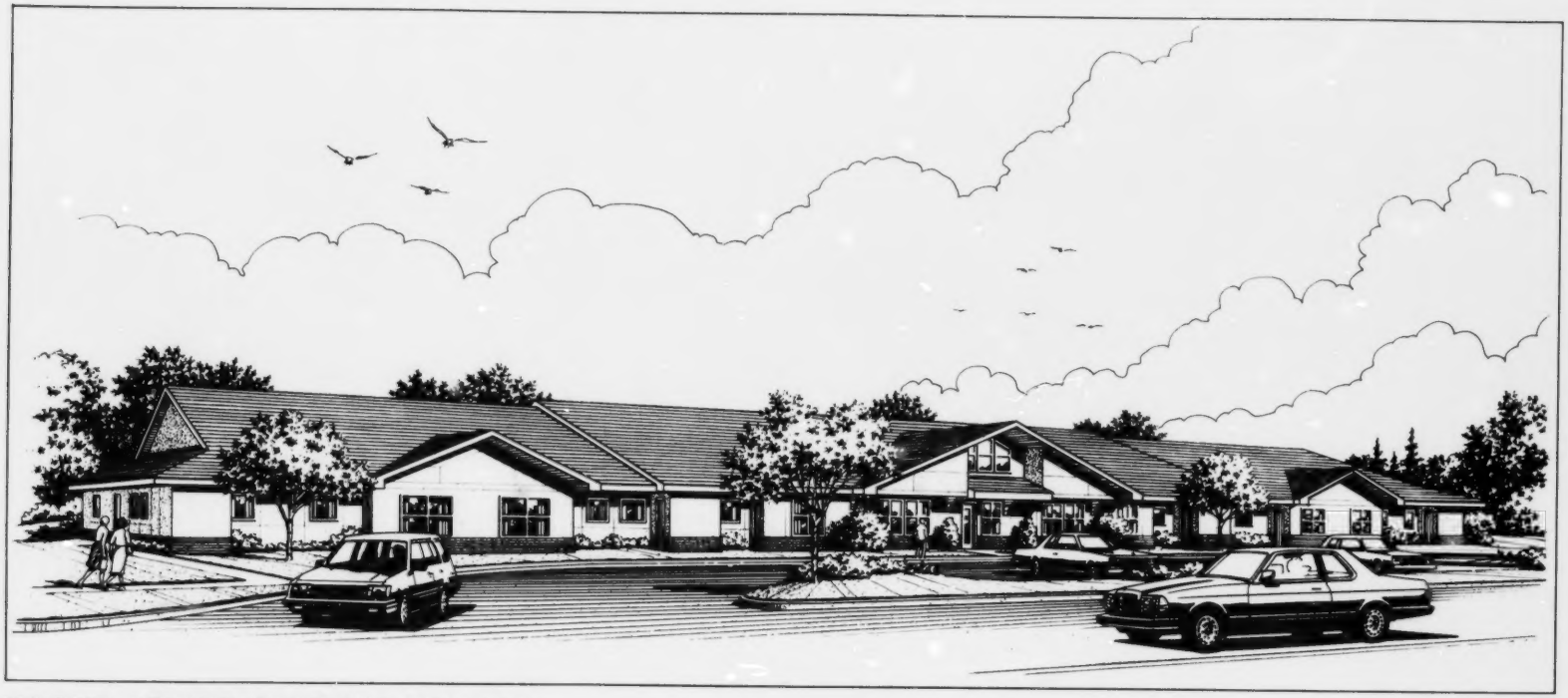
A total of 14 projects valued at more than $40 million providing 547 housing units were constructed in the first year of the program.

Last year's response was equally gratifying in the number of proposals received from across the province. This booklet outlines the sponsors who have been given the authority to proceed.

I firmly believe the Innovative Housing Program will chart the course for social housing development in this province, offering creative opportunities for communities to resolve their own housing requirements with local solutions.

Jack Klein
Minister-in-charge

# Senior Citizens' Housing
# Hague



**HAGUE SENIOR CITIZEN'S HOUSING**

# Senior Citizens' Housing, Hague

To meet the housing and social needs of senior residents of the Village of Hague and district, a single-storey building containing 12 "enriched" apartment units will be constructed by the Hague Senior Citizens' Housing Corp.

Primary goal of the development is to integrate seniors of all income levels and provide a central delivery point for community services. To accomplish this, the sponsor has designed a large common lounge in the central portion of the complex where the residents' health and social well-being will be maintained by local professionals and volunteers.

Of the 12 units, eight will be available for rent by seniors who qualify for assistance. The remaining four will be sold to seniors of modest and higher income levels.

The project, sponsored by a municipal non-profit corporation, will be turned over to the Hague Housing Authority for property management when completed.

## Building Information

Single-storey, 12 suites, wood frame construction

Four one-bedroom suites at 630 square feet (58 M2)

Eight two-bedroom suites 860 to 1006 square feet (80 to 93 M2)

### Subsidized

Eight of the units will be targeted for low income seniors. The sponsor will be provided with on-going operating assistance for these.

### Non-subsidized

The remaining four units will be offered to seniors through condominium ownership.

### *Special Features*

- A large activities area for community support services
- One parking stall per suite, the four condominium units will have garages
- Central laundry facilities
- Fridges and stoves in all suites
- Condominium units equipped with washers, dryers, and dishwashers
- Outside storage facilities for each suite
- Purchasers will have their choice of kitchen cabinets, flooring, color schemes etc.

## Financial

### Subsidized

Interim construction and mortgage financing of $544,000 will be in place to cover the capital cost of the eight units.

### Non-subsidized

The sponsor will acquire $250,000 in interim construction financing which will be recaptured through the sale of the suites as condominiums. Any unsold units will become part of a second mortgage which will be retired from the proceeds of fair market rent.

## Marketing

An agressive marketing campaign has resulted in the pre-sale of most of the condominium units. The committee has compiled a list of prospective tenants for the rental units. When construction nears completion, tours of the facility will be conducted for prospective tenants and purchasers.

Suites being sold as condominiums will vary from $54,000 to $70,000. All market units are expected to be sold by completion of the project in the fall of 1989.

## Contacts

Sponsor

Hague Innovative Housing Group
Mr. Pete Neufeld
Box 197
Hague, Saskatchewan
S0K 1X0 Phone 225-2163

Consultants

Akin, Olfert, Dressel, Harder, Burnyeat
Architects Ltd.
Mr. Charles Olfert
300 Fifth Avenue North
Saskatoon, Saskatchewan
S7K 2P4 Phone 244-5101

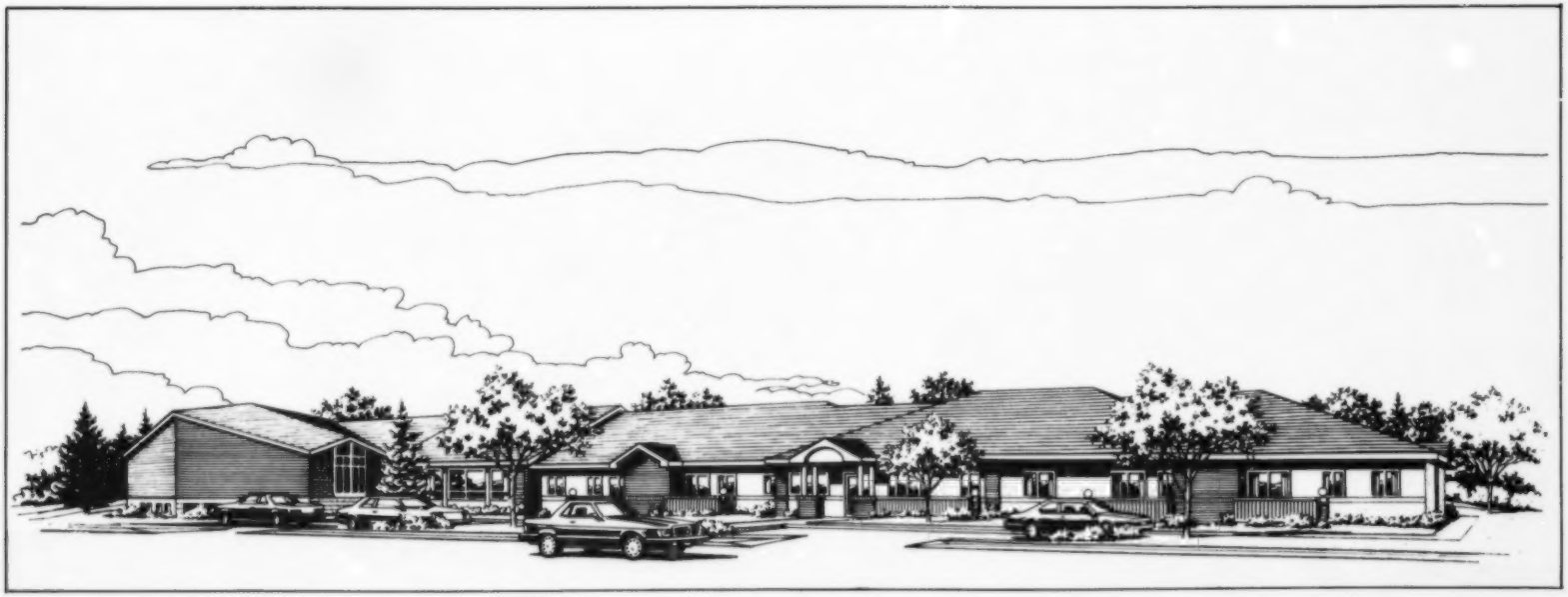
Financial

Bank of Nova Scotia
Mr. R. E. Opsal
1102 - 101st Street
Box 338
North Battleford, Saskatchewan
S9A 2Y3 Phone 445-8125

Contractor

A contract manager will be named shortly. All work by sub-trades will be awarded through public tender.

**Manoir Marchildon**
**North Battleford**



MANOIR MARCHILDON – NORTH BATTLEFORD

# Manoir Marchildon, North Battleford

A superior alternative to traditional seniors' public housing is proposed by members of the St. André's Society Inc. of North Battleford. Their plans call for the renovation and expansion of an existing building which for some time has been their cultural landmark. The combined church and school building is situated in a quiet residential neighborhood, bordering on a large school yard.

The society, representing a long-standing francophone community, will convert a four classroom school, connected to the church and build an addition to develop 13 self-contained housing units for seniors of varied income levels. Three of these housing units will be purchased by the society and rented to low income seniors. St. Andres Society itself will be responsible for the subsidies on these units.

Residents at Manoir Marchildon will benefit by closer personal interrelationships with family, friends and community, and by virtue of the plan, they will be able to attend church services without stepping outdoors. The basement parish hall will continue as the community gathering centre for cultural events. Home Care will provide nursing care, meals on wheels and house cleaning services to the seniors. Regular bus service will be arranged for shopping.

## Building Information

Single-storey wood frame construction containing 13 suites

Four one-bedroom suites at 784 square feet (73 M2)

Six two-bedroom suites at 831 to 874 square feet (77 to 81 M2)

### Subsidized

Ten of the units will be targeted for low income seniors. The sponsor will be provided with on-going operating assistance.

### Non-subsidized

The remaining three units will be available to seniors through rental agreements with the St. Andres' Society.

### *Special Features*

- One parking stall per suite
- Two kitchen appliances will be included in each suite
- Central laundry facilities (suites also equipped with washer and dryer hook-ups)
- All suites fully wheelchair accessible
- Garden plots available
- Landscaping includes gazebo, lawn bowling area, barbecue pits and other recreation facilities
- Central well-equipped recreation area

## Financial

#### Subsidized

Interim construction and mortgage financing in the amount of approximately $700,000 will be in place to cover the capital cost of the units.

#### Non-Subsidized

The sponsor will retain ownership of the three market units expected to cost $220,000. The society will contibute $120,000 in land toward purchasing these units and supplement this amount by acquiring mortgage financing.

## Marketing

High community interest has resulted in a list of prospective tenants for all the units.

Costs vary from $68,000 to $72,000 for the low income units and $74,000 each for the market units. All units are expected to be occupied by completion of the project in the fall of 1989.

## Contacts

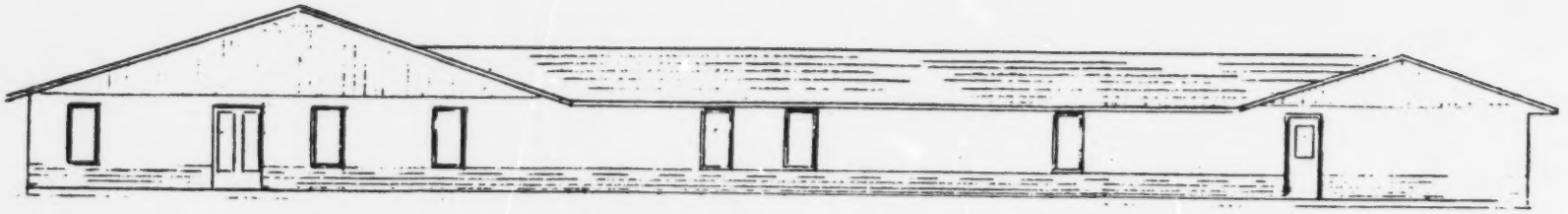
Sponsor
St. André's Society Inc.
Mr. Lawrence Happ
1301 - 112 Street
North Battleford, Saskatchewan
S9A 2L6 Phone 445-2685

Consultant
Akin, Olfert, Dressel, Harder, Burnyeat
Architects Ltd.
Mr. Charles Olfert
300 Fifth Avenue North
Saskatoon, Saskatchewan
S7K 2P4 Phone 244-5101

Financial
Co-operative Trust Company
of Canada
Mr. Richard Johnson
333 - Third Avenue North
Saskatoon, Saskatchewan
S7K 2M2 Phone 244-1900

Contractor
A contract manager will be named shortly. All work by sub-trades will be awarded through invitational tender.

**Sunrise Villa**
**Maryfield**



WEST ELEVATION

SUNRISE VILLA

# Sunrise Villa, Maryfield

Enthusiastic local support is enabling a small Saskatchewan village to care for its seniors in their own community and generate new employment opportunities for some of its younger citizens.

To build this "super-enriched" facility, Maryfield's volunteer Sunrise Villa Committee has raised substantial financial contributions from residents of the town and district. Several residents have also volunteered their services to help build and maintain the facility.

This exemplary community support will ensure success of the 20 unit project where local seniors and handicapped adults will receive a wide variety of services to enable them to maintain their independence.

Locating the new building adjacent to an existing enriched housing project, the non-profit committee says volunteer services proposed for Sunrise Villa residents will enhance support services at both facilities.

The aesthetically pleasing structure will be available to low income seniors and physically challenged adults who require help to maintain an independent lifestyle. The "super enriched" facility will provide seniors with the needed services to allow them to remain in their community among the friends and family they grew up with.

## Building Information

Single-storey, wood frame construction with stucco exterior

20 one-bedroom suites at 280 to 320 square feet (26 to 30 M2)

### Subsidized

Ten units will be targeted for low income seniors. The sponsor will be provided with on-going operating assistance for these.

### Non-subsidized

The other 10 units will be rented to seniors at fair market rates.

### *Special Features*

- One parking stall per suite
- Central laundry facilities
- Central dining area
- Two kitchen appliances
- Central fully-landscaped courtyard focus provides close physical and visual access from all units
- Extra wide hallways provide residents with additional natural light and a view of the courtyard
- Maryfield's existing "enriched" housing facility will also benefit from the additional community services provided at this new housing project
- Within walking distance of medical, dental services and downtown Maryfield

## Financial

### Subsidized

Interim construction and mortgage financing of approximately $370,000 will be in place to cover the capital cost of the 10 seniors' units.

### Non-subsidized

The sponsor has received a considerable number of contributions and pledges of capital and labor to help build this community project. Financial short-falls, if any, will be covered by additional mortgage financing that will be retired through fair market rent proceeds.

## Marketing

The Sunrise Villa Committee has appointed Ms. Verla Smith as marketing manager for the project. Applications are being accepted from prospective tenants. A media campaign, together with a tour of the facility, will be initiated this summer. All units are expected to be rented by completion of the project in mid 1989.

## Contacts

Sponsor
Sunrise Villa Committee
Mr. Michael Sauter
Box 160
Maryfield, Saskatchewan
S0G 3K0 Phone 646-4425

Consultants
C. A. Reed Associates
Mr. Clarence Reed
Box 1658
Tisdale, Saskatchewan
S0E 1T0 Phone 873-2272

Financial
Royal Bank of Canada
Mr. Arnold Guist
Box 10
Maryfield, Saskatchewan
S0G 3K0 Phone 646-2100

Marketing
Sunrise Villa Committee
Ms. Verla Smith
Box 72
Maryfield, Saskatchewan
S0G 3K0 Phone 646-2101

**Kinsmen Court**
**Humboldt**

# Kinsmen Court, Humboldt

A peaceful park-like atmosphere will be created for Humboldt and district seniors at the new Kinsmen Court housing complex.

Sponsored by the Kinsmen and District Housing Corporation, a single-storey 26-apartment facility for seniors of all income levels will be constructed within walking distance of all services in downtown Humboldt.

A mini-park will be created by the complex's inner courtyard and grounds. It will be fully landscaped and benches will be provided for residents. The park will also provide seniors with additional opportunities for outdoor recreational activities.

All suites in the U-shaped building will be connected to an activity centre, lounge, laundry areas and a common dining room through an interior corridor. Each suite will also have an exterior entrance and a private patio.

## Building Information

Single-storey, 26 suites, wood frame construction

Two bachelor suites at 340 square feet (32 M2)

16 one-bedroom suites at 570 to 586 square feet (53 to 54 M2)

Eight two-bedroom suites at 760 to 885 square feet (71 to 82 M2)

### Subsidized

Six of the units will be targeted for low income seniors. The sponsor will be provided with on-going operating assistance.

### Non-subsidized

Two one-bedroom apartments will be available for rent by seniors at fair market rents. The remaining 18 will be sold through life interest lease agreements.

## *Special Features*

- One parking stall per suite, garages may be purchased for the market units
- Two central laundry areas for rental units
- Fridges and stoves supplied, washers and dryers may be purchased for market suites
- Each suite will have interior storage area
- Purchasers will have their choice of kitchen cabinets, and the color of their appliances and flooring etc.

## Financial

### Subsidized

Interim construction and mortgage financing of approximately $375,000 will be in place to cover the capital cost of the six units.

### Non-subsidized

The sponsor has acquired interim construction financing which will be repaid through the sale of secured life interest leases. Units remaining unsold will become part of a second mortgage to be retired through the proceeds of fair market rents.

## Marketing

The Kinsmen club has hired a marketing manager to oversee sales and rental of the 26 units.

Fifty per cent of the units have been pre-sold and several inquiries regarding the purchase of units have been received. Interest is also high from seniors wishing to rent units and a waiting list has been developed.

The sponsor has distributed promotional brochures in the community and surrounding district and plans a newspaper advertising campaign for this summer.

In the latter stages of construction, tours of the building will be organized and a show suite will be set up.

Costs of units vary from $39,500 to $76,600 and will be rented or sold through life interest leases. All the market units are expected to be sold by completion of the project in the winter of 1989.

## Contacts

Sponsor

Humboldt & District Kinsmen Housing Corporation
Mr. Daniel Ringrose
327 Main Street
Humboldt, Saskatchewan
S0K 2A0 Phone 682-2924

Consultants

C. A. Reed Associates
Mr. Clarence Reed
Box 1658
Tisdale, Saskatchewan
S0E 1T0 Phone 873-2272

Contractor

Monarch Construction (82) Ltd.
Mr. Randy Meyer
Box 487
Humboldt, Saskatchewan
S0K 2A0 Phone 682-4355

Financial

Details of financial arrangements have not been completed.

Sales

Marketing Manager
Mr. Alvin Stumborg
1 Barnes Crescent
Humboldt, Saskatchewan
S0K 2A0 Phone 682-3863

Old Boys' Residence
Moose Jaw

Moose Jaw Fire Hall

# Old Boys' Residence, Moose Jaw

Two major objectives, preserving a heritage building and providing adequate shelter for needy homeless males, will be creatively accomplished by a Moose Jaw groups' unique proposal to transform a fire hall into an "Old Boys' Residence".

The city-owned fire hall, which will be vacated in June of 1989, will be renovated to provide accommodation for 15 indigent males. Changes to the building will add a common dining area, a lounge and a lobby. The main floor will be renovated and rented as commercial space.

Sponsor of the project, the Moose Jaw Social Housing Committee, supported the fire hall as the site for the project because of the historic significance of the building, its central downtown location and because costs could be substantially reduced by renovating an existing building.

Other Moose Jaw organizations, such as church groups, the Home Care Association and Meals On Wheels are among volunteer groups that have already come forward to offer services for residents of this facility.

When completed, the Moose Jaw Housing Authority will be responsible for day-to-day management and maintenance of the "Old Boys' Residence".

## Building Information

Upper floors of an existing three-storey brick building with15 units in approximately 5,500 square feet (511 M2) of floor space

Bachelor suites at 155 to 160 square feet (14 to 15 M2) each

### Subsidized

All units will be targeted for low income senior males. The sponsor will be provided with on-going operating assistance.

## *Special Features*

- Central laundry facilities
- Elevator service
- Common kitchen area
- Lounge and lobby area

## Financial

### Subsidized

Interim construction financing of $555,000 has been acquired with a long-term mortgage to be arranged when the work is completed.

## Rental Plan

The Moose Jaw Social Housing Committee has contacted several city agencies, church groups and other organizations asking them to submit lists of prospective tenants for the residence. Final selection will be determined after an assessment is made.

### Contacts

Sponsor
Moose Jaw Social Housing Committee
Mr. Dave Smith
228 Main Street North
Moose Jaw, Saskatchewan
S6H 3J8 Phone 694-4475

Consultants
Building Design Partnership Ltd.
Mr. Michael Levin
1835 Albert Street
Regina, Saskatchewan
S4P 2S9 Phone 569-2555

**Nasha Plaza**
**North Battleford**

**NASHA PLAZA - NORTH BATTLEFORD**

# Nasha Plaza, North Battleford

To celebrate the millenium of the Ukrainian Catholic Church, the Battleford Ukrainian Seniors' Association will construct a 14-unit seniors housing project. To enrich the amenities for the residents, additional support services will be provided by Ukrainian Seniors' Association volunteers working in co-operation with Home Care.

Located in close proximity to downtown North Battleford, this is the first phase of the two-stage Nasha Plaza development that will ultimately provide 28 housing units. These apartments will be available for sale as condominiums as well as low-income rental units.

The three-storey building will feature self-contained suites with private balconies and a common recreational space at grade level. The building will be designed to accommodate disabled and other seniors.

## Building Information

Three storeys, 14 suites, wood frame construction

Stucco and masonry exterior finish

Two one-bedroom suites at 720 square feet (67 M2)

Five two-bedroom suites at 830 to 987 square feet (77 M2 to 92 M2)

Seven three-bedroom condominium suites at 1,100 to 1,493 square feet (102 M2) to 139 M2)

### Subsidized

The seven smaller units will be targeted for low income seniors. The sponsor will receive on-going operating assistance for these units.

### Non-Subsidized

The remaining seven units in Nasha Plaza will be offered to seniors through condominium ownership.

### *Special Features*

- One parking stall per suite. Heated underground parking for non-subsidized suites
- Elevator service
- Laundry facilities on each floor
- Two kitchen appliances in each low rental suite
- Fridge, stove, washer, dryer, dishwasher in each market unit
- Common dining area and activities centre
- Balconies and outside storage area for each suite
- Garden plots will be available
- Common guest suite for short-term out-of-town visitors
- Purchasers will have their choice of kitchen cabinets, floor ing, color schemes etc.

## Financial

**Subsidized**

Interim construction and mortgage financing of approximately $490,000 is in place to cover the capital cost of the seven units. These will be rented and related operational subsidies will be provided over a 35 year period.

**Non-subsidized**

The sponsor has acquired interim construction financing of approximately $600,000 which will be recaptured through the sale of the larger condominium units.

## Marketing

With the help of a local real estate agent, an active marketing campaign has already resulted in the sale of several condominium units. The committee has also compiled a list of prospective tenants for the rental units. When construction nears completion, tours of the facility will be conducted for prospective tenants and purchasers.

Prices of condominium units vary from $68,000 to $98,000 and are expected to be sold by completion of the project in the fall of 1989.

### Contacts

Sponsor
Ukrainian Seniors' Association
Mr. Alex Balych
1614 St. Laurent Drive
North Battleford, Saskatchewan
S9A 3B3 Phone 445-5880

Consultant
Akin, Olfert, Dressel, Harder, Burnyeat
Architects Ltd.
Mr. Charles Olfert
300 Fifth Avenue North
Saskatoon, Saskatchewan
S7K 2P4 Phone 244-5101

Financial
Co-operative Trust Company
of Canada
Mr. Richard Johnson
333 - Third Avenue North
Saskatoon, Saskatchewan
S7K 2M2 Phone 244-1900

Contractor
The sponsor has hired a project manager.
All work by sub-trades will be awarded through
invitational tender.

**Seniors' Housing Project**
**Yorkton**

# Yorkton Seniors' Housing Project

Special amenities for disabled tenants will be added when Yorkton expands its social housing accommodation through a new four-storey apartment development.

The project is being sponsored by the Yorkton Housing Corporation. A 30-unit structure will be erected adjacent to Anderson Lodge, a Level I and II care facility, the group administers at present.

To house physically disadvantaged individuals, five one-bedroom suites and one two-bedroom suite, will be specially designed and appointed.

Locating the new building on this site will enable residents to use many of the facilities offered at Anderson Lodge. It will enhance social activities for residents of both buildings. Sharing the current administration office and Lodge staff will result in reduced operating costs at both facilities.

With a waiting list of more than 100 Yorkton and district seniors seeking living accommodation, the project sponsor has indicated the building will be fully occupied when completed.

## Building Information

Four-storey apartment, non-combustible construction

20 one-bedroom suites at 616.5 square feet (57 M2)

10 two-bedroom suites at 840 to 858 square feet (78 to 80 M2)

### Subsidized

All 30 units will be targeted for low income senior citizens. The sponsor will be provided on-going operating assistance.

### *Special Features*

- One parking stall per suite
- Elevator
- Ground floor activities room and lounge
- Central laundry facilities
- Two kitchen appliances for each suite
- Suites for handicapped individuals will have counter top ranges and built-in ovens

## Financial

### Subsidized

Interim construction and mortgage financing of approximately $2,200,000 will be in place to cover the capital cost of the 30 units.

## Rental Plan

Sponsor of the project, the Yorkton Housing Corporation, has compiled a list of prospective tenants for the 30 units. Because of the large number of applications, several selection process options are being considered.

Completion date of the project is November 1989.

## Contacts

Sponsor

Yorkton Housing Corporation
Mr. Kerry Bodnarchuk
Box 400
Yorkton, Saskatchewan
S3M 2S3 Phone 783-4930

Consultants

Harry J. Jedlic Architect Ltd.
Mr. Harry Jedlic
100 - 4010 Pasqua Street
Regina, Saskatchewan
S4S 7B9 Phone 586-5087

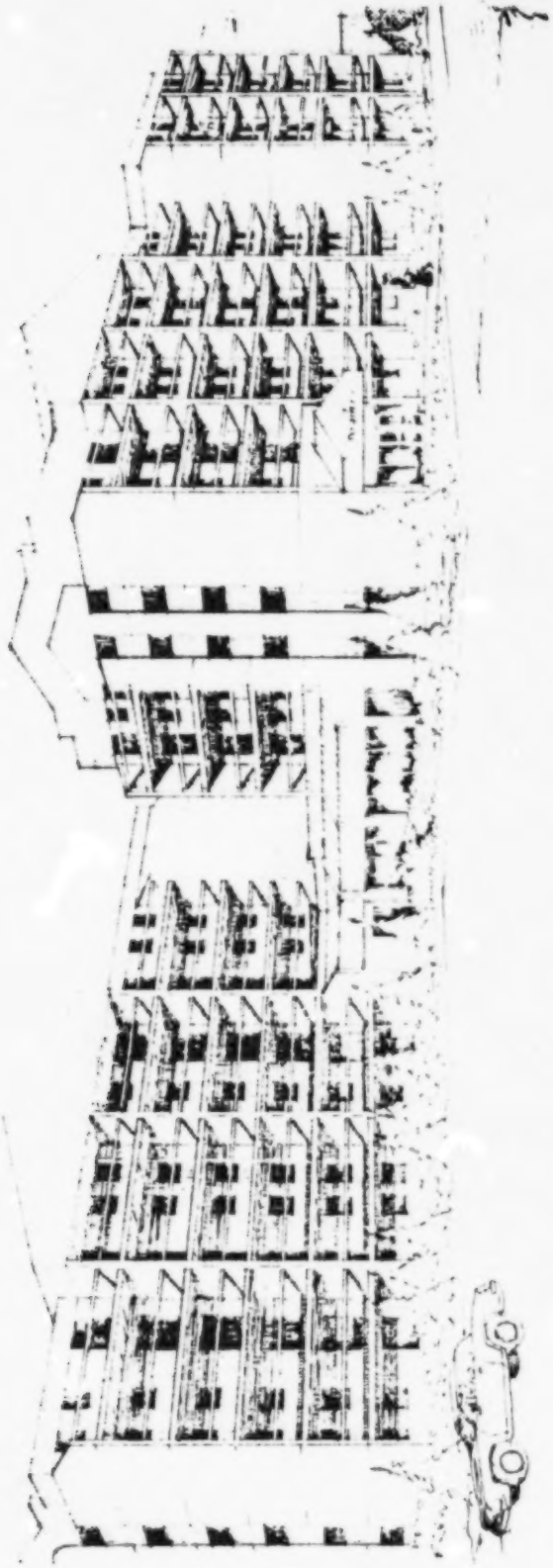
Contractor

Weber Construction Ltd.
Mr. Charles Weber
175 York Road West
Yorkton, Saskatchewan
S3N 2X1 Phone 783-8516

Marketing

Yorkton Housing Corporation
Mr. Kerry Bodnarchuk
Box 400
Yorkton, Saskatchewan
S3M 2S3 Phone 783-4930

**Riversdale Kiwanis Manor**
**Saskatoon**



# Riversdale Kiwanis Manor, Saskatoon

For the first time in Saskatchewan the Innovative Housing Program will be used to launch a housing project that will be jointly operated by a service club and a private developer.

Members of the Riversdale Kiwanis, working in conjunction with a private developer, Kornberg and Associates Ltd., will begin construction on two apartment buildings providing a total of 48 suites. The buildings will be interconnected by a common corridor allowing tenants use of common facilities.

The Kiwanis and the developer have indicated these two buildings will be the initial phase of a comprehensive inner city residental development they plan for seniors and families in Saskatoon.

In the three-storey Kiwanis-sponsored Riversdale Manor to be built this year, all 30 of the suites will be designated as rental units for low income seniors. The building owned by the private developer, Kornberg and Associates Ltd., will contain 18 suites. Twelve of these will be designated as rent supplement units. The remaining six will be offered to seniors and families at fair market rent.

When the second phase of the project is completed, this apartment complex will provide a total of 82 housing units within convenient walking distance of downtown Saskatoon.

## Building Information

Two wood frame buildings

Three storey with 30 suites, two-storey with 18 suites.

23 one-bedroom suites at 588 to 717 square feet (54 to 66 M2)

25 two-bedroom suites at 724 to 814 square feet (67 to 75 M2)

### Subsidized

Forty-two of the units will be targeted for low income seniors or families. The sponsor will be provided with on-going operating assistance for these units.

**Non-subsidized**

The remaining six units will be available for rent to seniors and families.

## *Special Features*

- Parking for 60 cars
- Air conditioning in common areas and corridors
- Elevator service
- Central laundry facilities
- Central activities area - the Kiwanis Club will establish an office in this area and offer additional activities and entertainment for tenants
- Site will be fully landscaped
- Perimeter privacy hedge and wrought iron fence
- All suites equipped with refrigerators and stoves
- Dishwashers will be provided in suites owned by the private developer

## Financial

**Subsidized**

Interim construction and mortgage financing of approximately $1,800,000 will be in place to cover the capital cost of the 30 senior and family units.

### Non-subsidized

Sponsors will acquire interim construction financing of $900,000 which will be converted to a mortgage that will be retired through the proceeds of fair market rents.

## Marketing

Kiwanis Club members and the developer will use various means to promote the rental of their units. These include: appointment of a property management firm, a display suite, conducting tours, distributing brochures and launching an advertising campaign.

### Contacts

Sponsor
Riversdale Kiwanis Club
Mr. W. "Red" Holder
Box 1823
Saskatoon, Saskatchewan
S7K 3S2 Phone 242-5509

Co-sponsor and Contractor
Kornberg and Associates Ltd.
Mr. Harvey Kornberg
220 - 1610 Ness Avenue
Winnipeg, Manitoba
R3J 3X3 Phone (204) 786-8937

Consultants
Hladun Maunu Architects Ltd.
Mr. Terry Maunu
203 - 219 Robin Crescent
Saskatoon, Saskatchewan
S7L 6M8 Phone 934-7527

Financial

First City Trust
Mr. Michael F. Smith
1680 - 360 Main Street
Winnipeg, Manitoba
R3C 3Z3

Phone (204) 943-9657

Rental

Jaguar Property Management
Mr. Len Currie
2326 College Avenue
Regina, Saskatchewan
S4P 1C7

Phone 359-3717

**Regina Village**
**Regina**

# Regina Village, Regina

An innovative "Town Centre" will form the hub of the new Regina Village retirement complex designed to accommodate seniors with various health support needs.

Although only two of the buildings, with a total of 66 suites will be constructed this year, ultimately the project will consist of four buildings, each with three-storeys.

To provide independent living in a self-supporting environment residents of this facility will be offered a 24-hour emergency call service, social and recreation programs and a meal service.

Apartments will all be wheelchair accessible and contain additional safety features for seniors. A fully weather protected pedestrian walkway will link the apartment buildings to the "Town Centre", activities area, administration building, and the exterior gardens.

Sponsored by The Regina Village Housing Corporation, a municipal non-profit organization, the one- and two-bedroom apartments will be available to residents of all income levels.

## Building Information

Two three-storey non-combustible buildings of 33 suites each

32 one-bedroom suites at 587 to 604 square feet (54 to 56 M2)

34 two-bedroom suites at 846 to 868 square feet (78 to 80 M2)

### Subsidized

Thirty-three of the units will be targeted for low income seniors. The sponsor will be provided with on-going operating assistance for these.

### Non-subsidized

The remaining 33 units may be purchased by seniors through life interest lease agreements.

### *Special Features*

- One parking stall per suite
- Elevator service
- Laundry facilities on each floor
- Two kitchen appliances included in each suite
- Fully landscaped courtyards between buildings include residents' garden plots, barbecue pits, horseshoe pits and gazebos
- The "Town Centre" contains a central dining room, meeting rooms, exercise and games rooms, craft and hobby rooms, dance area, beauty parlor and tuck shop
- Purchasers may choose the type of kitchen cabinets, flooring, color schemes etc.

## Financial

#### Subsidized

Interim construction and mortgage financing of approximately $2,500,000 will be in place to cover the capital cost of the 33 seniors' units.

#### Non-subsidized

The sponsor will acquire interim construction financing which will be repaid through the sale of secured life interest leases. Units remaining unsold will become part of a second mortgage which will be retired through the proceeds of fair market rents.

## Marketing

A marketing plan has been developed by the Regina Village Housing Corporation for both the rental and market units. Promotional brochures have already been distributed on a limited scale. Wider distribution and a newspaper advertising campaign are planned for later.

Units prices vary from $69,725 to $75,500 and will be sold through life interest leases. All the market units are expected to be sold by completion of the project in early 1990.

### Contacts

Sponsor
Regina Village Housing Corporation
Mr. Ron Reavley
430 Pioneer Drive
Regina, Saskatchewan
S4T 6L8 Phone 757-5646

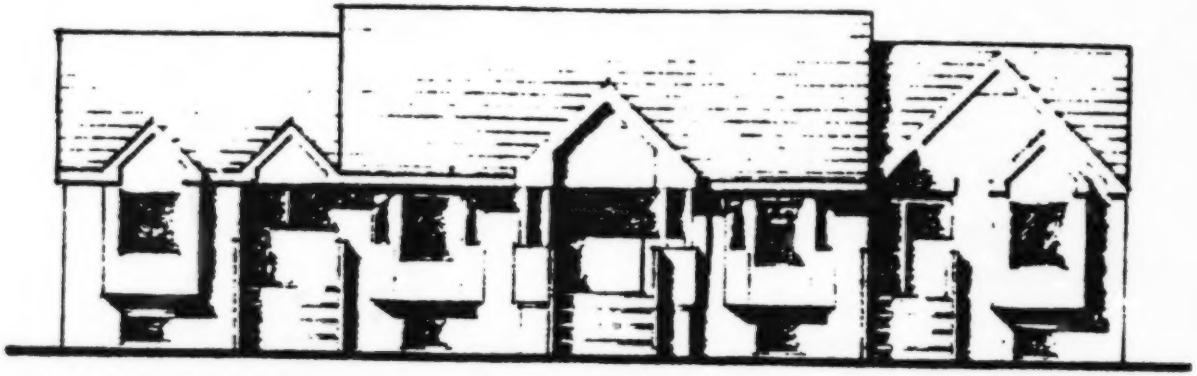
Consultants
Mews Corporation
Mr. Stan Willox
Suite 200 - 1102 Eighth Avenue
Regina, Saskatchewan
S4R 1C9 Phone 359-1484

Contractor
PCL-Maxam
Mr. Norman McLennan
Box 887
Regina, Saskatchewan
S4P 3B1 Phone 525-1521

Financial
Metropolitan Trust
Mrs. Heather Collins
Suite 300 2184 Twelfth Avenue
Regina, Saskatchewan
S4P 0M5 Phone 565-0833

**Emerald Square**
**Melville**

STREET



COURTYARD

# "EMERALD SQUARE"

# Emerald Square, Melville

Capital Properties Ltd., the sponsor, will allocate four existing rental units for low income tenants through the Rent Supplement program. These units will accommodate seniors and families requiring rental assistance.

The attractive well-constructed building contains 24 suites, and is conveniently adjacent to schools and churches.

The Rent Supplement program assures a cost-effective application of public financial resources, and offers low income earners savings through lower prevailing market rents in Melville. Residents of Melville who qualify for rent supplement will thereby have a greater choice of affordable housing.

## Building Information

Three-storey wood-frame walk-up, constructed in 1984

Two one-bedroom units of about 700 square feet (65 M2) each

Two two-bedroom units of about 900 square feet (84 M2) each

## Subsidized

Two units will be will be targeted for low income seniors. Two will be dedicated to low income families. A rental subsidy will cover the difference between the tenants' payments and the approved market rents.

## *Special Features*

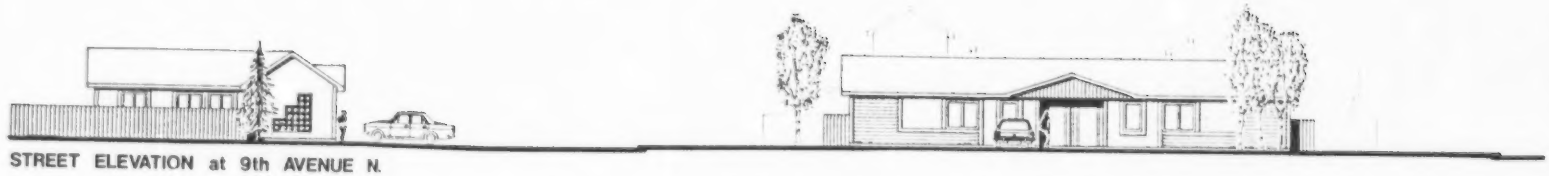
- Large balconies or patios
- Excellent sound-proofing between suites
- Three appliances per kitchen
- Ample storage both inside and outside suites

### Contacts

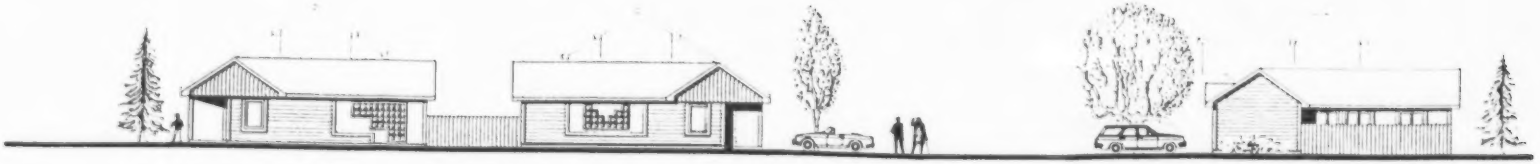
Sponsor

Capital Properties Ltd.
Mr. Jim Remai
Suite 23 - 2313 Hanselman Place
Saskatoon, Saskatchewan
S7L 6A9 Phone 242-0001

Forgie Bay
Regina



STREET ELEVATION at 9th AVENUE N.



# Forgie Bay, Regina

Single-parent families in Regina will soon be offered an opportunity to live in a new low-density development in an established residential neighbourhood. Designed to reflect the scale of the adjacent area, this project will be made up of small clusters of town houses that are aimed at creating its own unified community spirit.

The sponsor, St. Michael and All Angels' Church, will undertake this project as phase one of a longer term development proposal, ultimately for seniors and families in need of housing assistance. An active promotional campaign was undertaken by the sponsor to obtain community support for the project. The site selected with the support of the City of Regina, is close to schools and shopping.

In this first phase, 32 housing units will be constructed in a modified town-house design to accommodate families in three bedroom dwellings. Houses are configured to create individual private patios.

## Building Information

Two-storey wood-frame construction

Thirty-two family units at 978 to 1023 square feet (90 to 95 M2)

### Subsidized

All 32 units will be allocated to low income families. The sponsor will be provided with on-going operating assistance.

## *Special Features*

- One parking stall per suite
- Fridges, stoves, washers and dryers in all units
- A playground and shopping centre near complex
- Each unit will have a private patio

## Financial

Interim construction and mortgage financing of approximately $2,368,000 will be in place to cover the capital cost of the 32 units.

## Marketing

St. Michael and All Angels' Church members will use their existing rental administrators to interview and select suitable tenants.

All units are expected to be occupied by completion of the project in late 1989.

## Contacts

Sponsor

St. Michael and All Angels' Church
Mr. Al Hastings
215 Smith Street North
Regina, Saskatchewan
S4R 3B5 Phone 949-1911

Consultants

Mews Corporation
Mr. Stan Willox
Suite 200 - 1102 Eighth Avenue
Regina, Saskatchewan
S4R 1C9 Phone 359-1484

Financial

Details of financial arrangements have not been completed.

Contractor

A contract manager will be named shortly. All work by sub-trades will be competitively awarded.

**Kasteel Van Dusen Condominiums**
**Weyburn**

Kasteel
Van Dusen

# Kasteel Van Dusen Condominiums, Weyburn

Co-operation between a private developer and the Weyburn Housing Authority will increase housing choices for low income seniors through the Rent Supplement Program. The program is designed to make existing under-utilized and privately-owned housing stock available for those in need of subsidized shelter.

Kasteel Van Dusen Condominiums, a newly-developed 18 unit project, located in the downtown makes it ideal for a seniors' residence. Shopping, groceries, churches, medical services, restaurants, drug stores, and the post office are all within two blocks of the project.

Nine of the units in the project will be rented to low income seniors selected by the Weyburn Housing Authority. The developer will continue to own, manage and maintain the building.

Housing Authority personnel are prepared to network with local community groups to provide support services, and will organize Home Care for seniors in need.

## Building Information

Second and third storey residential development over ground-level commercial, non-combustible construction, 18 suites

Nine one-bedroom units at 650 to 690 square feet (60 to 64 M2)

Nine two-bedroom units at 897 to 977 square feet (83 to 91 M2)

### Subsidized

Nine one-bedroom units will be will be targeted for low income seniors.

### Non-Subsidized

The remaining nine units, larger two bedrooms, will be rented to seniors on the basis of fair market rent.

### *Special Features*

- One parking stall for each unit
- Elevator
- Large upper floor lobby for social activities
- All units air conditioned
- Common laundry facility on each floor
- Three appliances per kitchen
- Ample storage

**Contacts**

Sponsor
Kasteel Van Dusen Condominiums
Mr. Howard Van Dusen
140 Sims Avenue
Weyburn, Saskatchewan
S4H 2H5 Phone 842-2876

**Lafave House**
**Regina**

1456

# Lafave House, Regina

Selected mentally disabled individuals will be given an opportunity to regain independent living skills by the Phoenix Residential Society through the Lafave House project. An existing four-bedroom home, within walking distance of Regina's city centre, has been purchased and renovated by the society.

The home was converted to a hostel-style accommodation for four persons. It will be used to allow society members to monitor and guide selected clients on a continuing basis. The society's objective is for individuals to be "helped back into the community" through these services.

Phoenix Society members will also provide additional on-going vocational services to assist these Lafave House residents. The Phoenix Society has repeatedly achieved success with efforts to integrate mentally disabled individuals back into the mainstream of the community.

## Building Information

Existing bi-level wood frame house

Renovated to suit the needs of the society

### Subsidized

The hostel will be used by the society to care for selected mentally disabled clients. The sponsor will be provided with on-going operating assistance based on a total capital commitment of $90,000.

## *Special Features*

The converted house will provide amenities found in an average home and will better prepare the residents for an ultimate return to independent living.

## Contacts

Sponsor

Phoenix Residential Society
Mr. Lem Boyd
1770 Halifax Street
Regina, Saskatchewan
S4P 1T1 Phone 569-1977

Financial

Canadian Imperial Bank of Commerce
Mr. H. L. Demyen
1873 Hamilton Street
Regina, Saskatchewan
S4P 3G5 Phone 359-8405